

SITE DEVELOPMENT PLANS FOR
SLIM CHICKEN'S
FALCON MARKETPLACE LOT 9
A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO
PCD FILE #PPR-21-026

BENCHMARK:

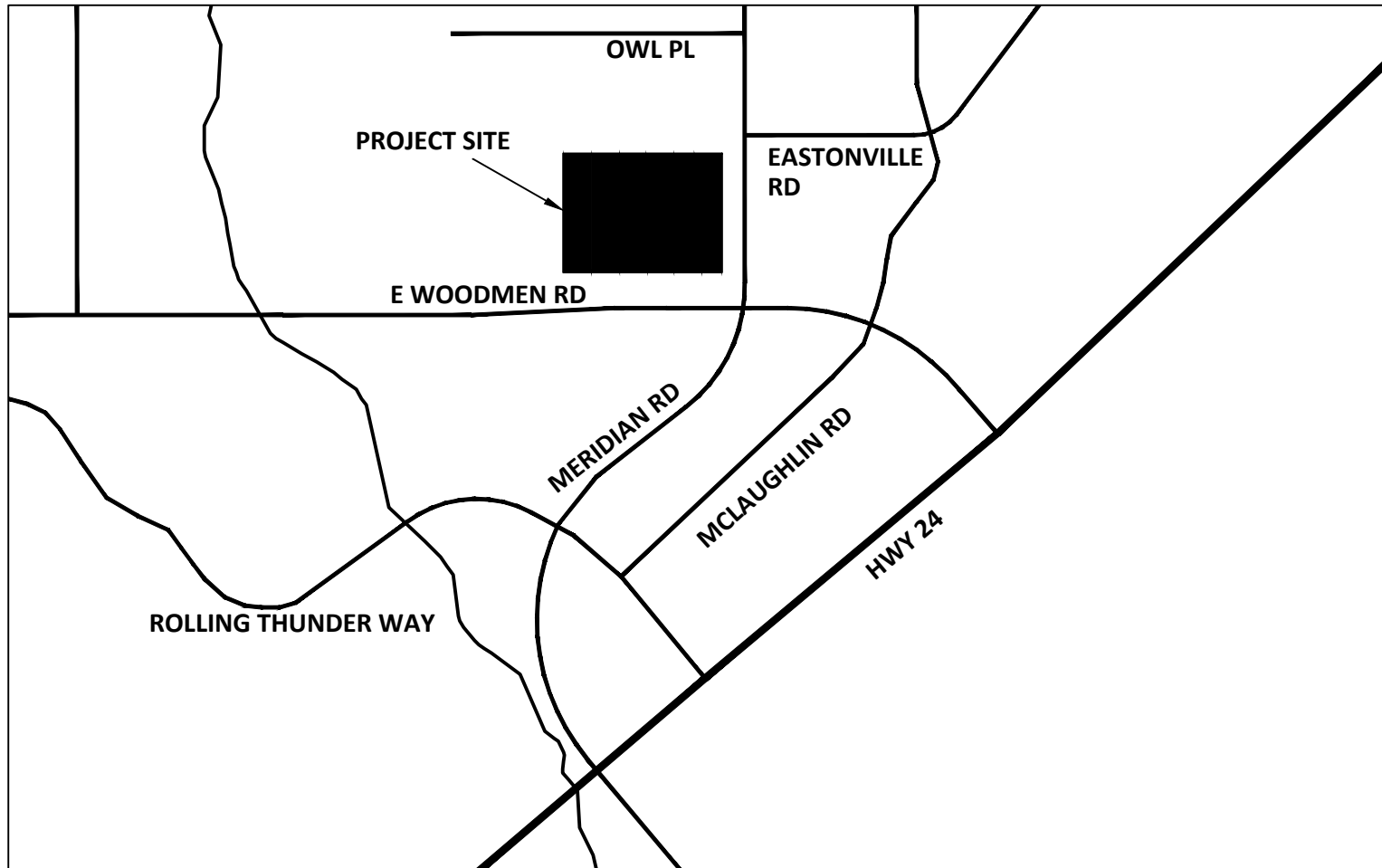
ELEVATIONS ARE BASED UPON THE COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) MONUMENT BLT167 (ELEVATION = 6873.18 NVGD29)

BASIS OF BEARING:

THE BEARINGS AS SHOWN HEREON AND IN THE RECORDED PLAT ARE BASED UPON THE THE CONSIDERATION THAT THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°44'22" WEST. SAID LINE IS DOCUMENTED IN THE RECORDED PLAT, DATED 12-19-19.

LEGAL DESCRIPTION:

LOT 9, FALCON MARKETPLACE, IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.



VICINITY MAP

NOT TO SCALE

INDEX:

C0.00	COVER SHEET
C3.10	SITE PLAN
C6.10	UTILITY PLAN
L3.10	LANDSCAPE PLANS
L3.90	LANDSCAPE DETAILS
A0.3	SITE DETAILS

ARCHITECTURAL AND PHOTOMETRIC PLANS ARE PROVIDED AS SEPARATE DOCUMENTS.

Correct legal description as follows or remove since redundant information:

LOT 9, FALCON MARKETPLACE, IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

Legal description updated.

DATA BLOCK	
GENERAL SITE DATA	
PROPERTY ADDRESS	11680 E WOODMEN RD PEYTON, CO 80831
PROPERTY TAX SCHEDULE NUMBER	53014-03-005
LOT/PARCEL SIZE	1.55-ACRES
LOT AREA COVERAGE CALCULATION	0.82-ACRES
EXISTING/PROPOSED LAND USE AND ZONING	CR
TOTAL GROSS BUILDING SQUARE FOOTAGE*	3,620 SF (INTERNAL) 403 SF (PATIO)
AREA PERCENTAGES	
IMPERMEABLE SURFACE	53%
LANDSCAPING	26%
OPEN SPACE	21%
PARKING DATA	
PARKING SPACES: REQUIRED	38
PARKING SPACES: PROVIDED	37
ADA PARKING SPACES: REQUIRED	2
ADA PARKING SPACES: PROVIDED	2
1VAN ADA PARKING SPACES: REQUIRED	1
1VAN ADA PARKING SPACES: PROVIDED	1
LOT DESCRIPTION	
A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO	
PERSONNEL INFORMATION	
OWNER	BWR INVESTORS, LLC MONTANA VISTA WAY CASTLE ROCK, CO 80108 CONTACT: RICK STUCY TELEPHONE: 303.378.1592
ENGINEER	POINT CONSULTING, LLC 8460 W KEN CARYL AVE LITTLETON, CO 80128 CONTACT: MITCHELL SHEARER, PE EMAIL: MJSHEARER@PNT-LLC.COM TELEPHONE: 720.258.6836

4,023 sq. ft. would result in 40 parking spaces required per LDC Table 6-2 which requires 1 space per 100 sq. ft fast food drive thru use.

Please ensure proper counting for parking spaces. I counted 39 spaces, including the ADA spaces. ADA spaces can count toward total number. You need 40 spaces to meet the LDC requirements.

An Alternative Parking Request has been submitted.

Move all of these info the data table and correct the discrepancy between owners - in the table it lists BWR Investors and in the contacts it lists WRG Investors.

Ownership group updated.

CONTACTS:

OWNER
WRG INVESTORS, LLC
5450 MONTANA VISTA WAY, SUITE 200
CASTLE ROCK, CO 80108
CONTACT: RICK STUCY
TELEPHONE: 303.378.1592

SURVEYOR
POINT CONSULTING, LLC
8460 W KEN CARYL AVE
LITTLETON, CO 80128
CONTACT: CAMERON M. WATSON, PLS
EMAIL: cwatson@pnt-llc.com
TELEPHPHONE: 720.258.6836

DEVELOPMENT CONSULTANT
DEEPPWATER POINT COMPANY
1153 BERGEN PARKWAY, STE. 1-50
EVERGREEN, CO 80439
CONTACT: TIMOTHY LEONARD
EMAIL: TIM@DEEPPWATERPOINT.NET
TELEPHONE: 303.674.7856

CIVIL ENGINEER
POINT CONSULTING, LLC
8460 W KEN CARYL AVE
LITTLETON, CO 80128
CONTACT: MITCHELL SHEARER, PE
EMAIL: mshearer@pnt-llc.com
TELEPHONE: 720.258.6836

ARCHITECT
CAHEN ARCHITECTURE GROUP
7000 E. BELLEVUE AVE
LITTLETON, CO 80128
CONTACT: BEN HUGHES
EMAIL: BENHUGHES@CAHEN-ARCH.COM
TELEPHONE: 303.743.0002

LANDSCAPE ARCHITECTURE
POINT CONSULTING, LLC
8460 W KEN CARYL AVE
LITTLETON, CO 80128
CONTACT: JIM SHIPTON, RLA
EMAIL: jshiption@pnt-llc.com
TELEPHONE: 720.258.6836

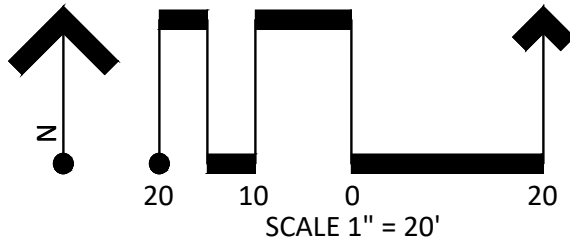
EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH THE COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY OF AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILES IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

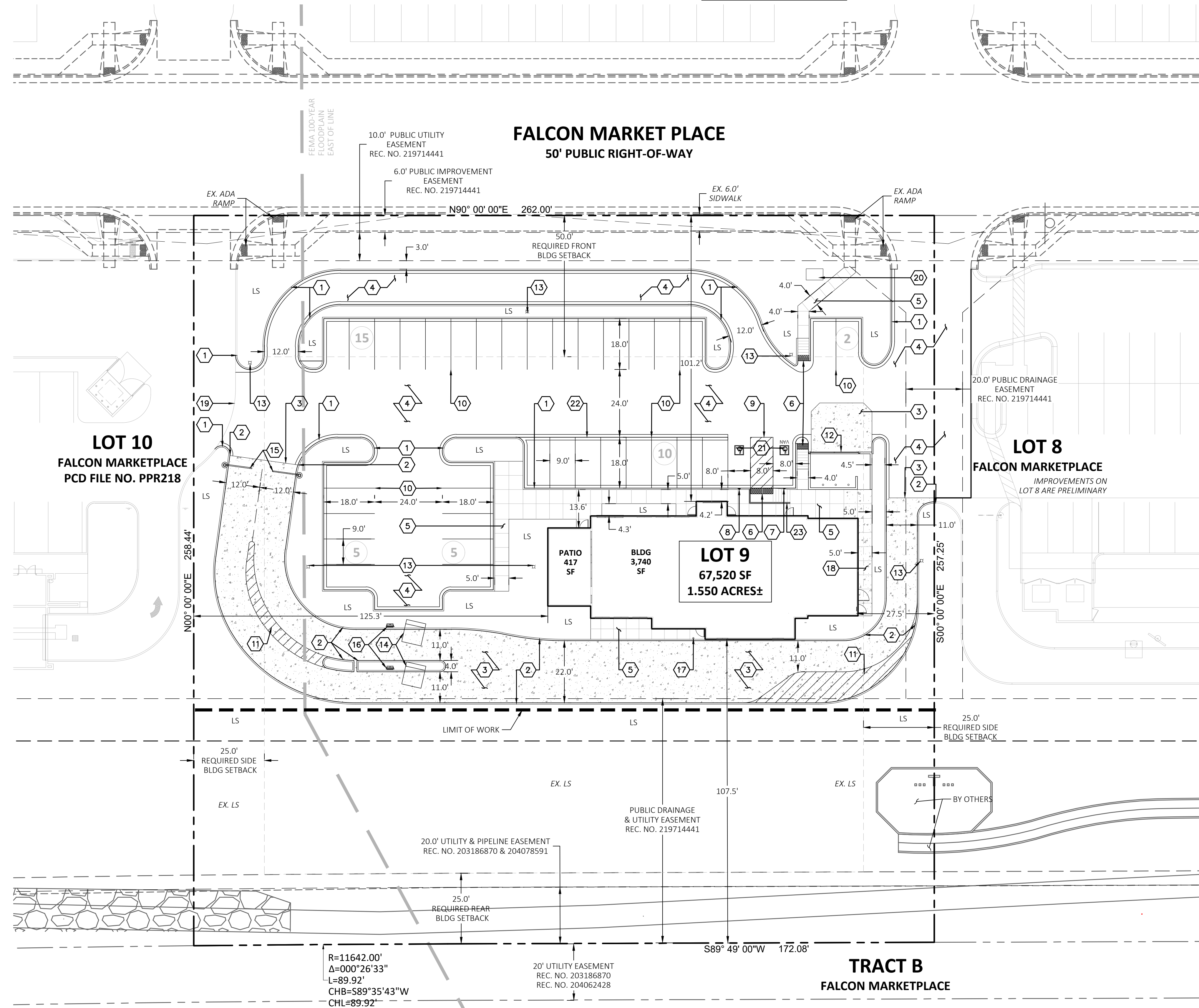
COUNTY ENGINEER _____ DATE _____

PCD DIRECTOR _____ DATE _____




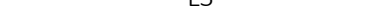






**A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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PCD FILE #PPR-21-026**

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LEGEND

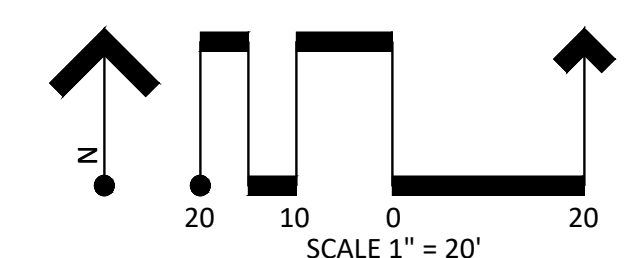
- | | |
|---|--|
|  | PROPERTY LINE |
|  | EXISTING CURB AND GUTTER |
|  | PROPOSED CURB AND GUTTER WITH 1-FOOT PAVEN |
| LS | PROPOSED LANDSCAPE AREA |
| EX. LS | EXISTING LANDSCAPE AREA |
|  | PROPOSED SIDEWALK |
|  | PROPOSED PARKING COUNT |
|  | PROPOSED SITE LIGHTING |
|  | PROPOSED SIGNAGE |
|  | PROPOSED STORM SEWER INFRASTRUCTURE |

KEY NOTES

- 1 PROPOSED 6-INCH CURB AND GUTTER.
- 2 PROPOSED 6-INCH VERTICAL CURB.
- 3 PROPOSED BLACK CONCRETE PAVEMENT.
- 4 PROPOSED ASPHALT PAVEMENT.
- 5 PROPOSED SIDEWALK.
- 6 PROPOSED ADA RAMP.
- 7 PROPOSED ADA VAN ACCESSIBLE PARKING SIGN.
- 8 PROPOSED ADA PARKING SIGN.
- 9 PROPOSED ADA STRIPING, 4-INCH WHITE DIAGONAL.
- 10 PROPOSED PARKING PAVEMENT STRIPING; 4-INCH SOLID WHITE.
- 11 PROPOSED STRIPING; 4-INCH YELLOW DIAGONAL.
- 12 PROPOSED TRASH ENCLOSURE. SEE SHEET A0.3.
- 13 PROPOSED SITE LIGHTING. SEE LIGHTING PLAN FOR DETAILS.
- 14 PROPOSED MENU BOARD. SEE ARCHITECTURAL PLANS.
- 15 PROPOSED CLEARANCE BAR. SEE ARCHITECTURAL PLANS.
- 16 PROPOSED ORDER KIOSK. SEE ARCHITECTURAL PLANS.
- 17 PROPOSED BOLLARD. SEE SHEET A0.3.
- 18 PROPOSED BLACK CONCRETE SIDEWALK.
- 19 PROPOSED ASPHALT CONNECTION TO EXISTING CONCRETE DRIVE.
- 20 PROPOSED CONCRETE PAD FOR TRANSFORMER.
- 21 PROPOSED PAINTED ADA PARKING SYMBOL.
- 22 PROPOSED 2-FOOT CONCRETE PAN.
- 23 PROPOSED 36" HANDRAIL.

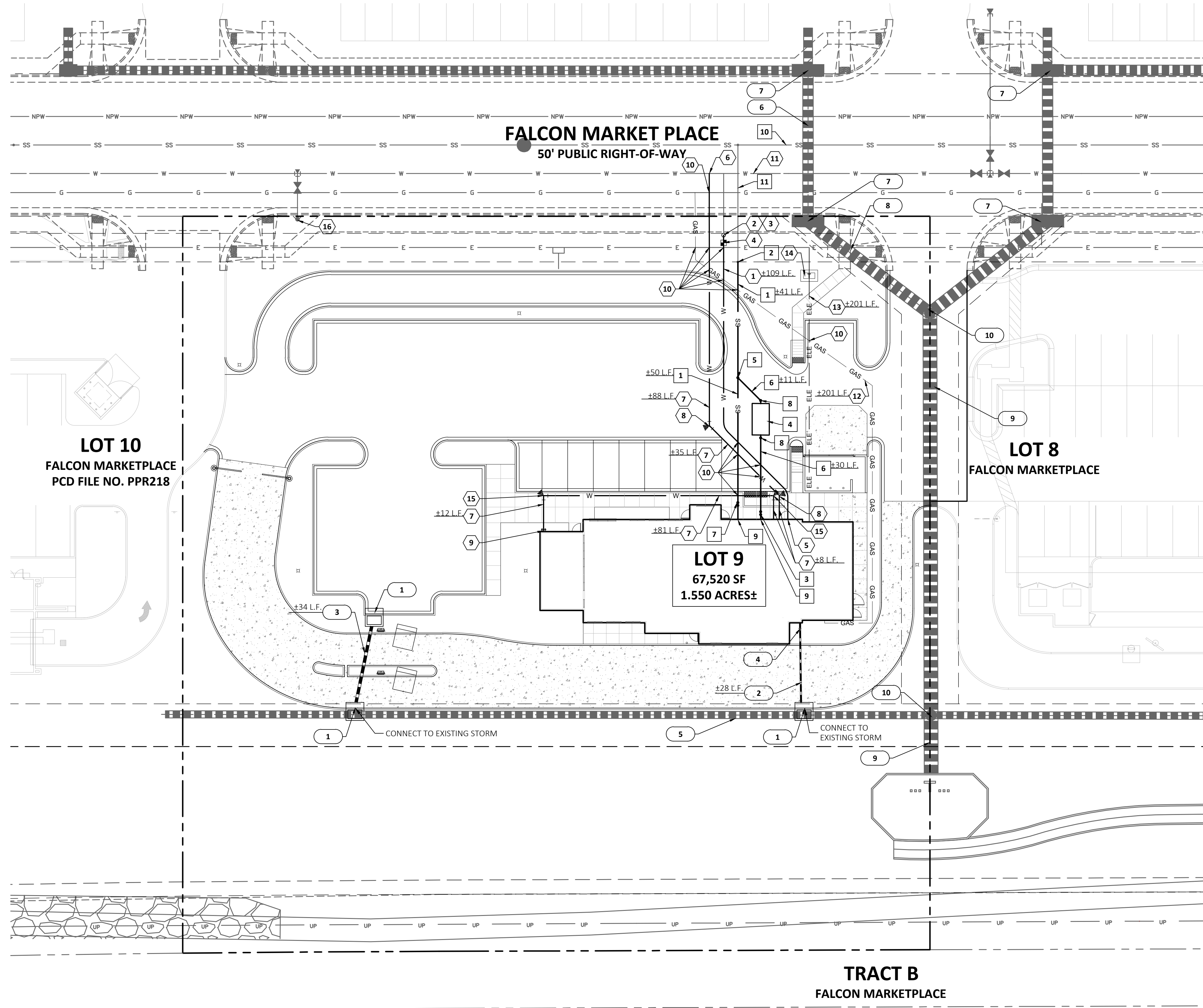
GENERAL NOTES

1. SEE COVER SHEET FOR BENCHMARK AND BASIS OF BEARING

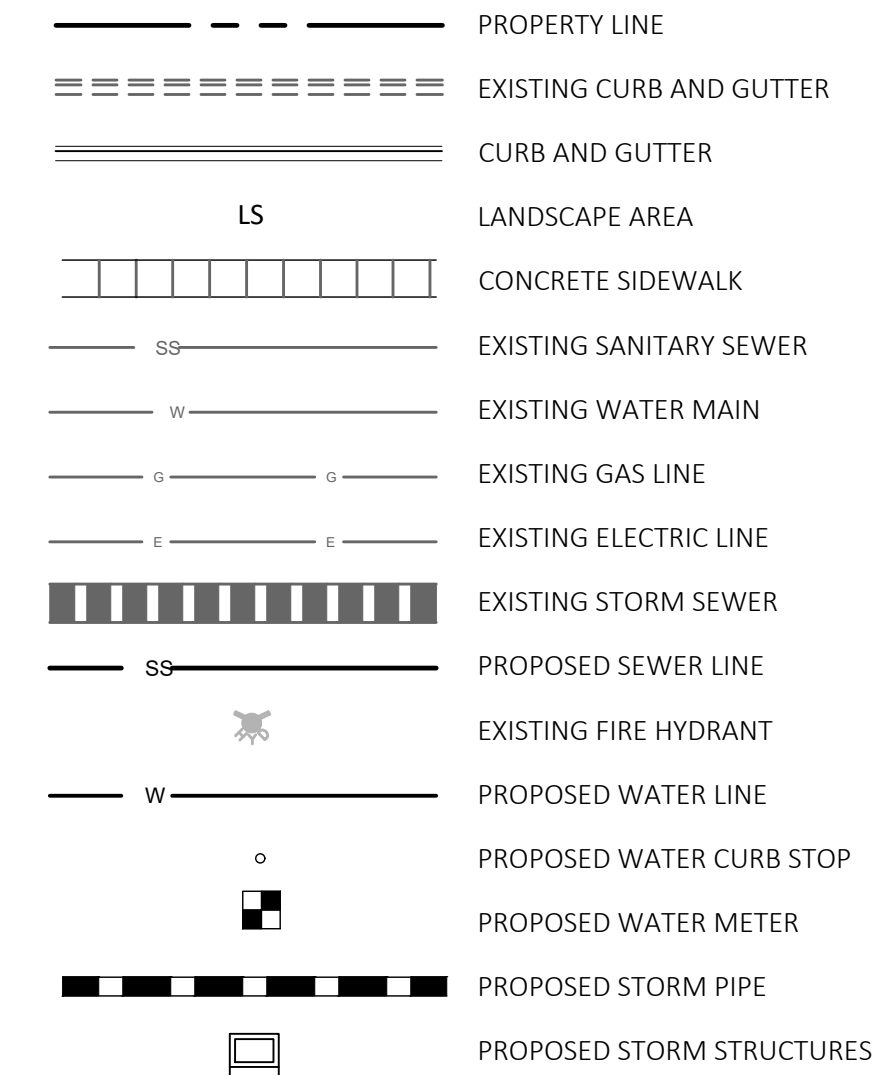


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LEGEND



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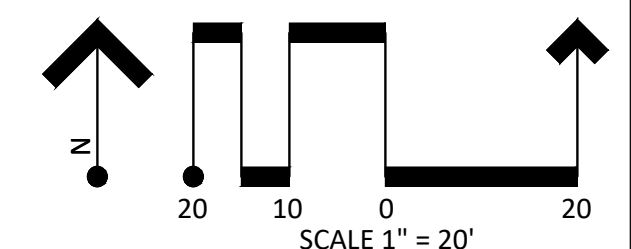
- WATER AND DRY UTILITIES:
- 1 PROPOSED 1.5-INCH TYPE-K COPPER WATER LINE.
 - 2 PROPOSED 1.5-INCH CONNECTION TO EXISTING WATER STUB.
 - 3 PROPOSED 1.5-INCH CURB STOP.
 - 4 PROPOSED 1.5-INCH METER IN VAULT.
 - 5 PROPOSED 1.5-INCH CONNECTION TO BUILDING.
 - 6 PROPOSED 4-INCH TAP SADDLE AND SLEEVE CONNECTION TO EXISTING WATER MAIN.
 - 7 PROPOSED 4-INCH DUCTILE IRON WATER LINE.
 - 8 PROPOSED 45-DEGREE BEND
 - 9 PROPOSED FDC REMOTE CONNECTION
 - 10 CAUTION UTILITY CROSSING. CONTRACTOR TO VERIFY VERTICAL CLEARANCES PRIOR TO COMMENCING CONSTRUCTION. 18" MIN. VERTICAL CLEARANCE FOR SANITARY AND WATER (TYP). 24" MIN. VERTICAL CLEARANCE FOR WATER AND STORM (TYP).
 - 11 EXISTING 12-INCH WATER MAIN.
 - 12 PROPOSED GAS LINE.
 - 13 PROPOSED ELECTRIC LINE.
 - 14 PROPOSED TRANSFORMER ON CONCRETE PAD.
 - 15 PROPOSED 90-DEGREE BEND
 - 16 EXISTING FIRE HYDRANT

- SANITARY:
- 1 PROPOSED 6-INCH SANITARY LINE.
 - 2 PROPOSED CONNECTION TO EXISTING SANITARY.
 - 3 PROPOSED 4-INCH DOUBLE CLEANOUT.
 - 4 PROPOSED GREASE INTERCEPTOR.
 - 5 PROPOSED 6-INCH SANITARY SEWER CLEAN OUT.
 - 6 PROPOSED 4-INCH PVC SANITARY SERVICE LINE.
 - 7 PROPOSED 6-INCH DOUBLE CLEANOUT.
 - 8 PROPOSED 4-INCH SANITARY SEWER CLEAN OUT.
 - 9 PROPOSED CONNECTION TO BUILDING.
 - 10 EXISTING 8-INCH SANITARY MAIN.
 - 11 EXISTING 6-INCH SANITARY SERVICE LINE WITH END CAP.

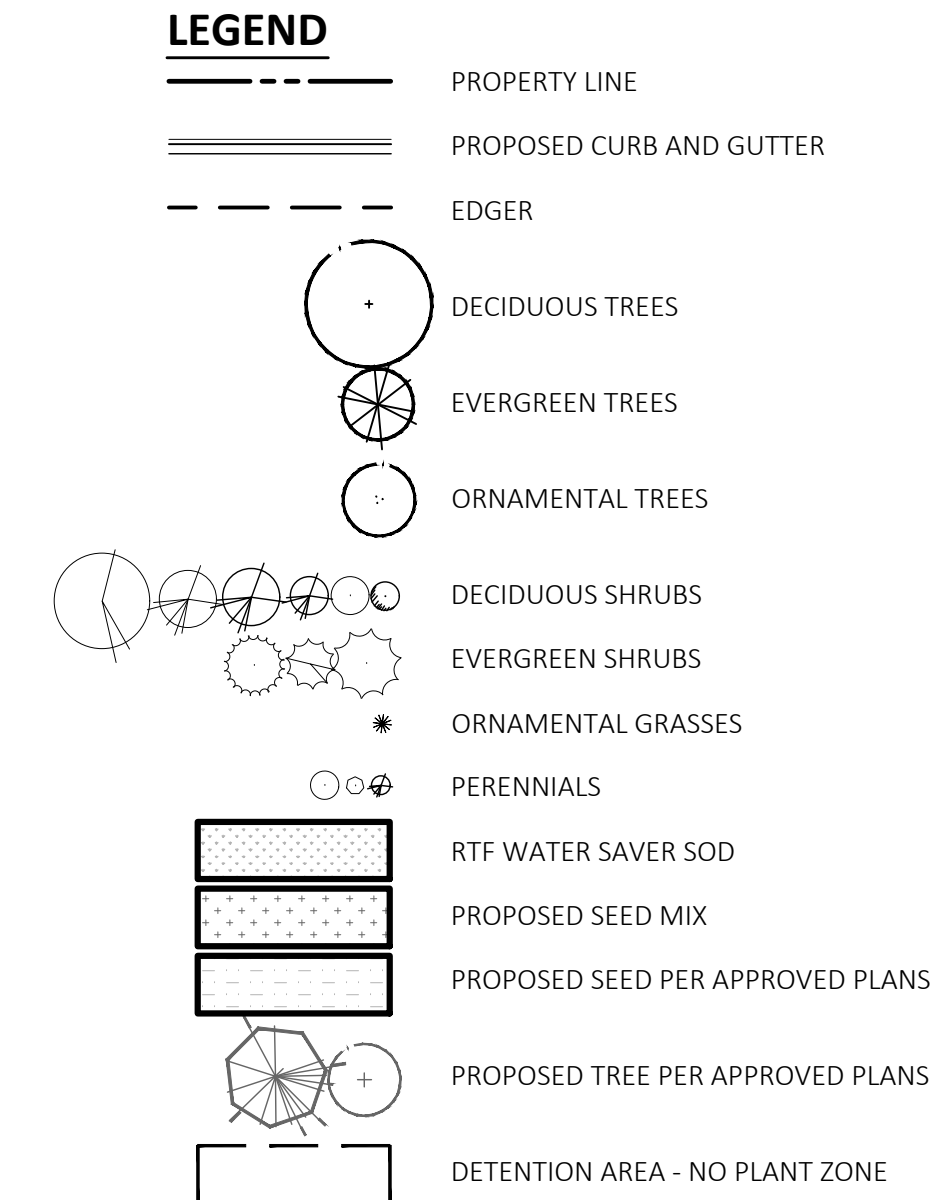
- STORM:
- 1 PROPOSED 5-FOOT CDOT TYPE R INLET.
 - 2 PROPOSED 6-INCH PVC STORM PIPE.
 - 3 PROPOSED 12-INCH HDPE STORM PIPE.
 - 4 PROPOSED 6-INCH STORM CLEANOUT.
 - 5 EXISTING 24-INCH RCP STORM PIPE.
 - 6 EXISTING 36-INCH RCP STORM PIPE.
 - 7 EXISTING 10-FOOT TYPE R STORM INLET.
 - 8 EXISTING 42-INCH RCP STORM PIPE.
 - 9 EXISTING 48-INCH RCP STORM PIPE.
 - 10 EXISTING TYPE I BOX BASE MANHOLE.

GENERAL NOTES

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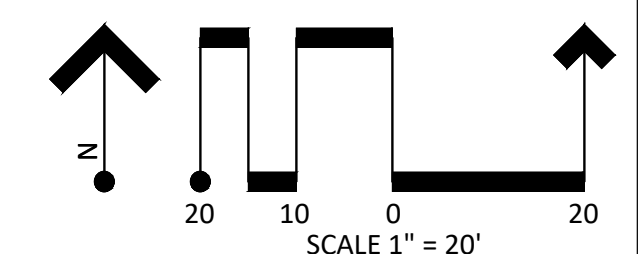


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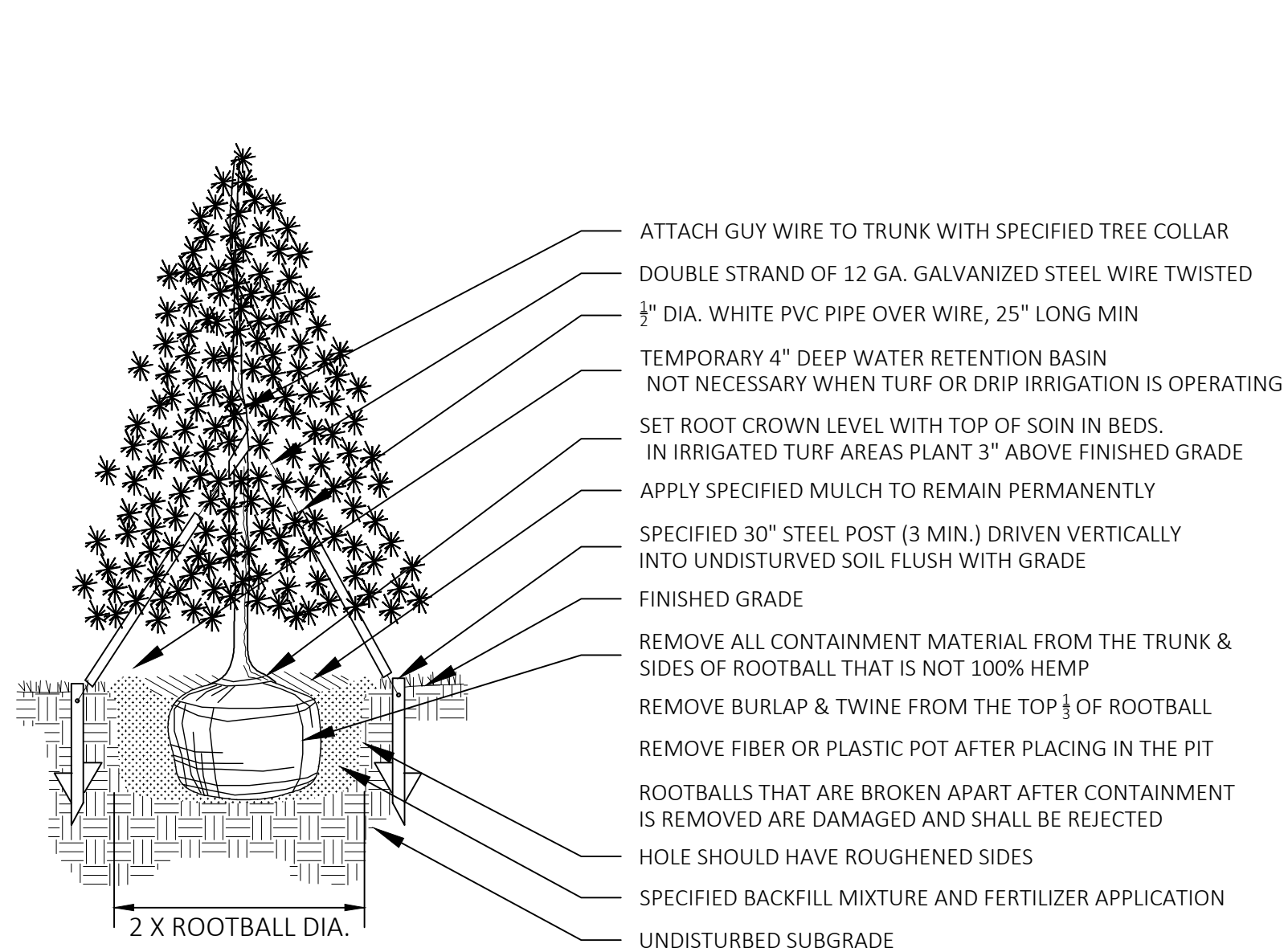
LANDSCAPE DATA			
AREA	REQUIRED	PROVIDED	EXISTING
OVERALL SITE AREA	N/A	67,555 SF	
LANDSCAPE AREA	3378 SF - 5%	29,652 SF - 44%	
INTERNAL LANDSCAPE (8,790 SF)			
AREA	3,378 SF	8,790 SF	
(1 T / 500 SF)	7 TREE	9 TREE 53 SHRUB/79 G&P	
SOUTH BUFFER			
*SEE APPROVED DEVELOPMENT PLANS		0 TREE	9 TREE
STREETSCAPE			
	4 TREE	0 TREE	4 TREE
*SEE APPROVED DEVELOPMENT PLANS			
PARKING PERIMETER (181 LF)	2/3 COVERAGE		
LINEAR FEET	119 LF	171 LF	
SHRUBS		44 SHRUBS	
PARKING ISLANDS (4)			
(1 T PER ISLAND)	4 TREE	4 TREE 11 SHRUB	
LANDSCAPE TOTALS	26 TREE	13 TREE/108 SHRUB/79 G&P	13 TREE

1. SEE COVER SHEET FOR BENCHMARK AND BASIS OF BEARING
2. SEE SHEET L3.90, LANDSCAPE DETAILS, FOR THE LANDSCAPE NOTES, PLANT LIST, AND PLANTING DETAILS.

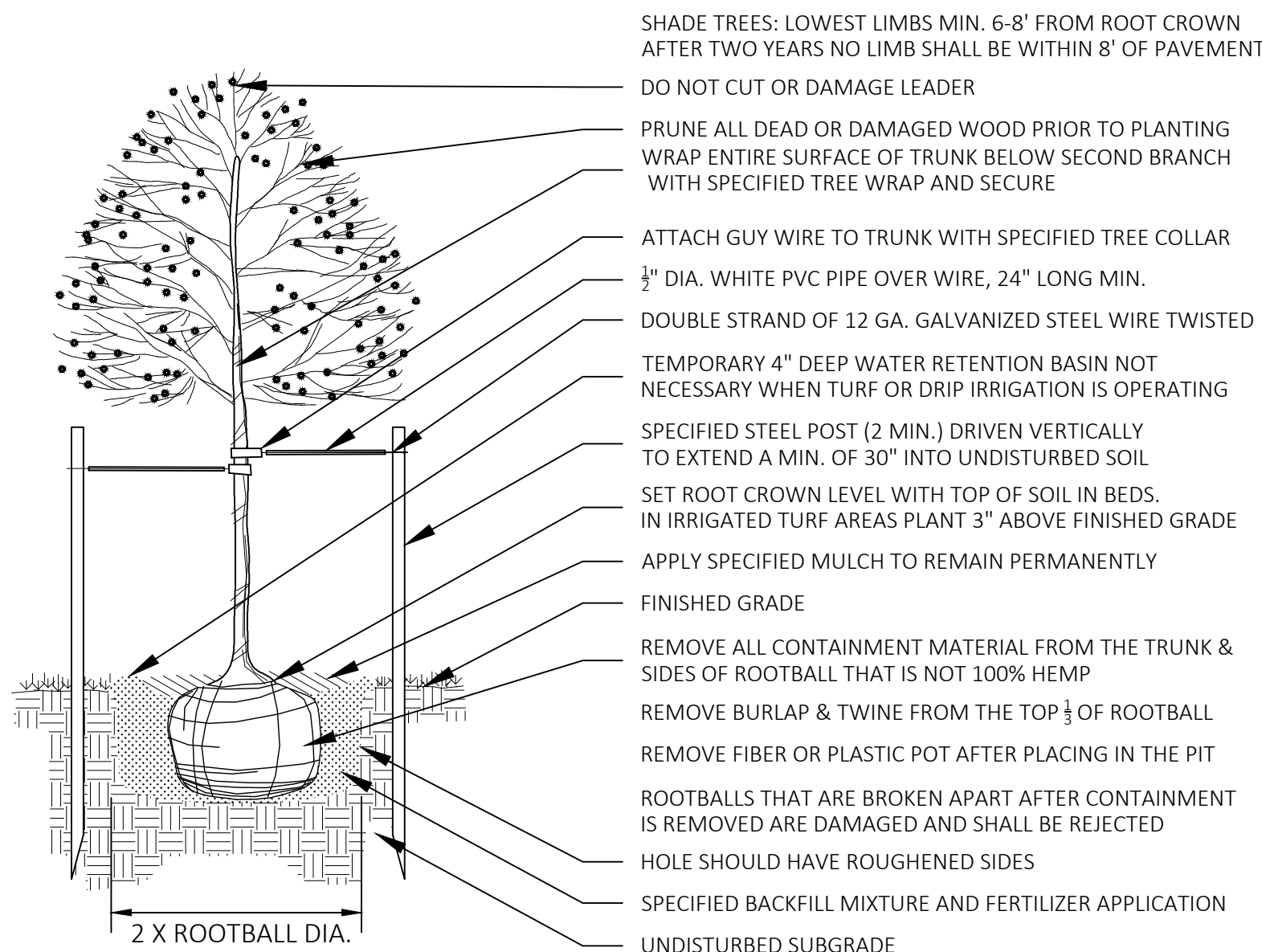


SITE DEVELOPMENT PLANS FOR
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FALCON MARKETPLACE LOT 9

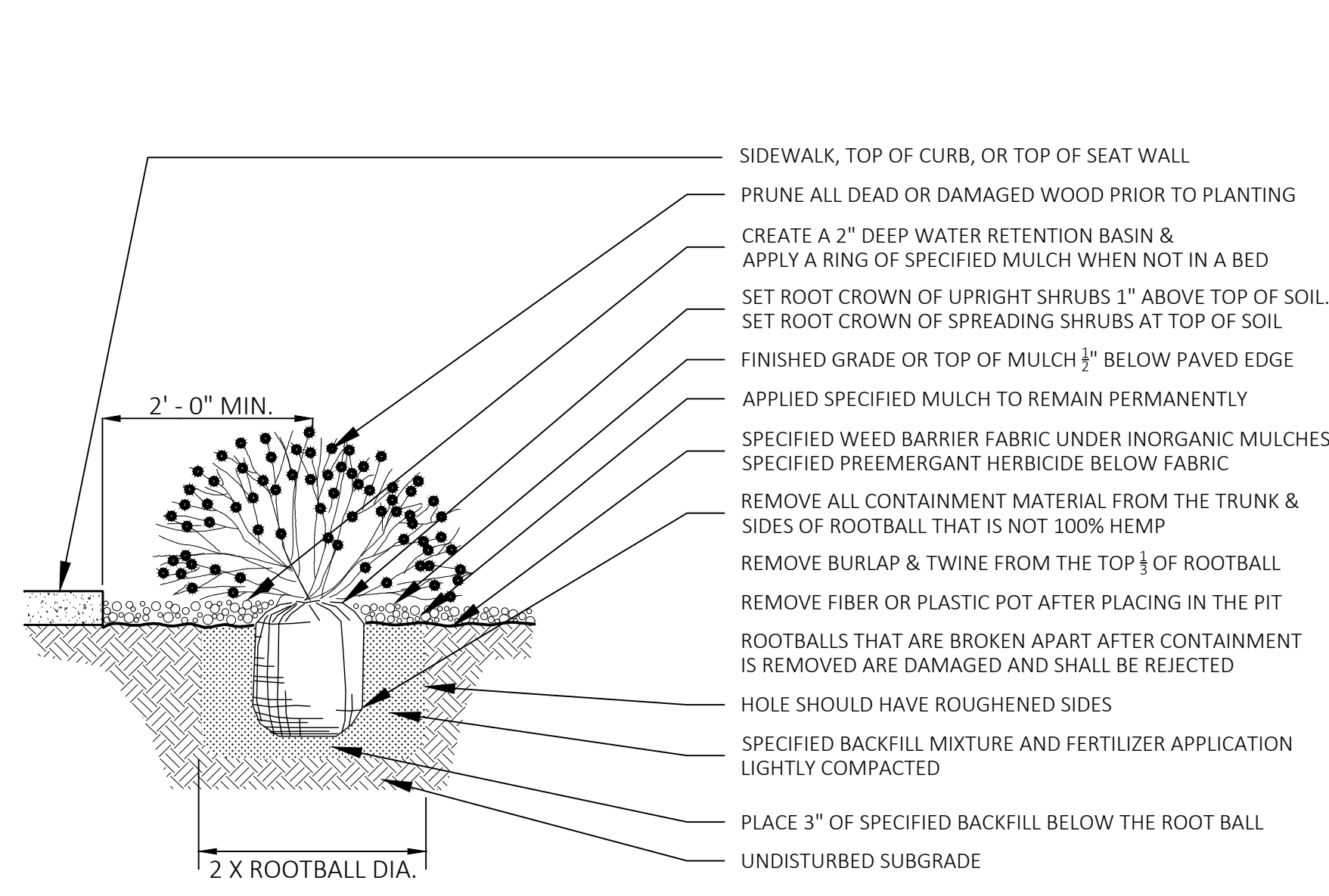
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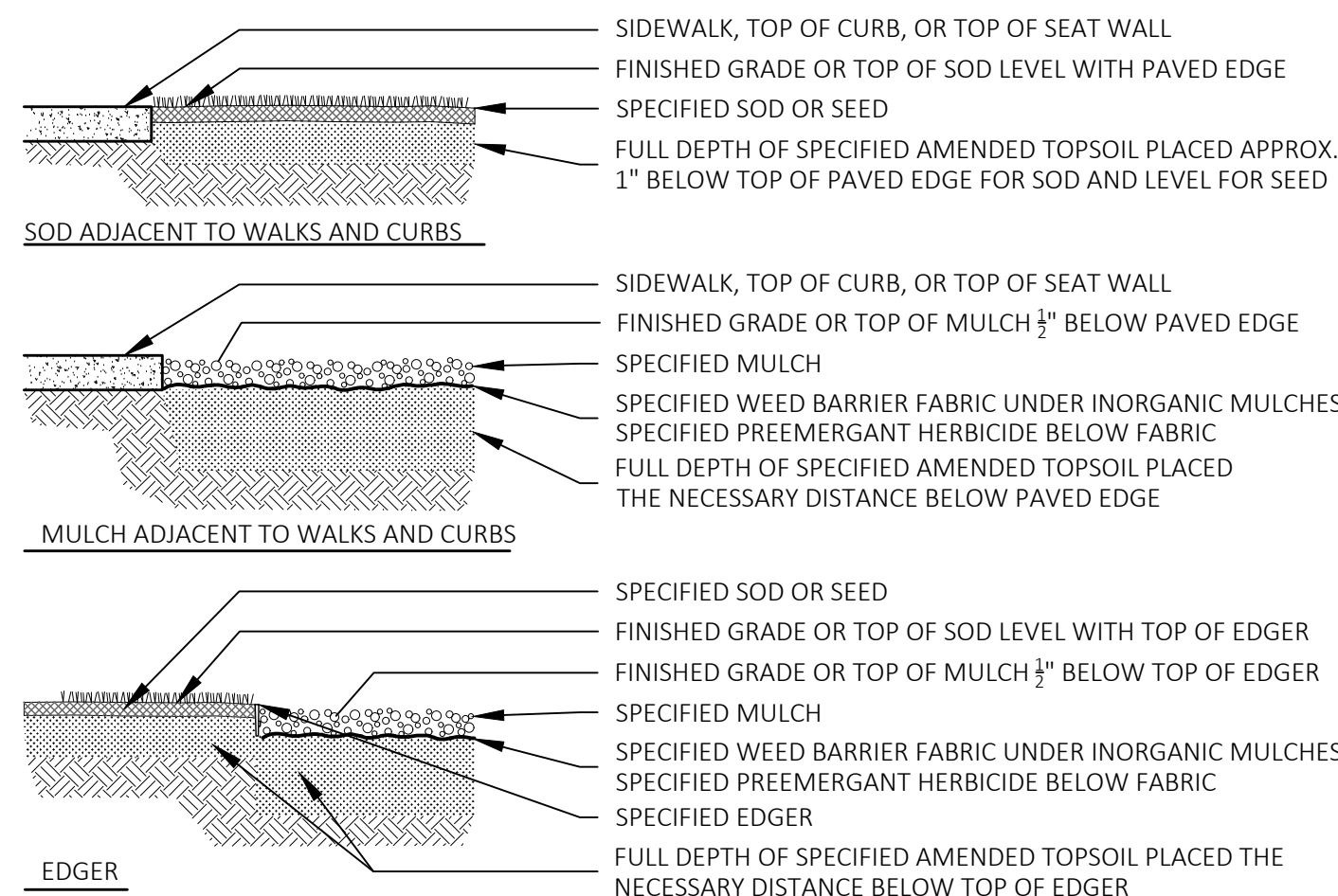
A EVERGREEN TREE PLANTING W/ GUY WIRES
NOT TO SCALE



B DECIDUOUS TREE PLANTING
NOT TO SCALE



C SHRUB PLANTING
NOT TO SCALE



D EDGE TREATMENT
NOT TO SCALE

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, IRRIGATION, ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- LANDSCAPE CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- BEFORE COMMENCING WORK, CONTACT APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATIONS, AND COORDINATE WITH GENERAL CONTRACTOR IN REGARD TO LOCATION OF PROPOSED UTILITIES, IRRIGATION SLEEVES, CONDUITS, ETC.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES.
- OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS, ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND. PLANTING PROCEDURES SHALL CONFORM TO DETAILS.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL B&B PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR THE BURLAP, REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- GROUND COVER
 - SEED - IN THE SPECIFIED AREAS, GROUND COVER SHALL BE A LOW GRO MIX BY ARKANSAS VALLEY SEED CONTAINING 30% EPHRAIM CRESTED WHEATGRASS, 25% SHEEP FESCUE, 20% PERENNIAL RYE, AND 15% CHEWINGS FESCUE. THE MIXTURE SHALL BE APPLIED AT 20-25 LBS AN ACRE.
 - SOD - IN THE SPECIFIED AREAS, SOD SHALL BE A RTF WATER SAVER SOD BY GREEN VALLEY TURF.
 - ROCK MULCH - IN THE SPECIFIED AREAS, INSTALL 2-4" ARKANSAS TAN COBBLE AND 1 1/2" ARKANSAS TAN ROCK BY C&C SAND AND STONE.
 - WOOD MULCH - IN THE SPECIFIED AREAS, INSTALL WESTERN RED CEDAR WOOD MULCH.
- BOULDERS: IN THE SPECIFIED AREA, INSTALL A 3' X 3' SILOAM STONE BOULDER BY C&C SAND AND STONE, OR AN APPROVED EQUAL.
- TOPSOIL SHOULD BE STRIPPED TO A DEPTH OF 6 INCHES AND ALL STOCKPILES SHOULD HAVE SIDE SLOPES NO STEEPER THAN 3:1 AND SEEDED.
- ALL DISTURBED AREAS SHOULD BE SEEDED AND MULCHED WITH WEED FREE HAY MULCH AT 4,000 LBS/ACRE. ALL DISTURBED AREAS SHOULD BE RE-SEEDED BETWEEN THE PLANTING DATES OF NOV. 1 - APRIL 30TH.
- GRASS SEED SHOULD BE DRILLED AT A DEPTH OF 1/4 INCH TO 1/2 INCH DEEP.
- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS.
 - ASPEN RICH COMPOST -- 4 CUBIC YARDS PER 1,000 S.F.
 - COMMERCIAL FERTILIZER (20-10-5): 10 lbs. PER 1,000 S.F.
 - SUPERPHOSPHATE: 10 lbs. PER 1,000 S.F.
- BACKFILL FOR TREES AND SHRUBS: SHALL CONSIST OF 1/3 ASPEN RICH COMPOST AND 2/3 SITE SOIL. FERTILIZE WITH AGRI-FORM TABLETS AT MANUFACTURER'S RECOMMENDED RATES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES IN LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AS NECESSARY BY THIS WORK.
- TEST SOIL IN PROPOSED LANDSCAPE AREAS PREVIOUSLY PAVED OR BUILT ON FOR STERILENT AND REMOVE CONTAMINATED SOIL. BACKFILL WITH SPECIFIED TOPSOIL.
- CONTRACTOR SHALL REPAIR ALL DAMAGE DUE TO HIS CONSTRUCTION AND KEEP PROJECT AREAS CLEAN AND ORDERLY DURING AND UPON COMPLETION OF HIS WORK.

PLANT LIST

Qty.	Sym.	Scientific/Botanic Name	Container/Size	Notes	Habit
DECIDUOUS TREES					
4	SBH	SUNBURST HONEYLOCUST Gleditsia triacanthos inermis 'Suncole'	2" CAL SINGLE TRUNK	FULL CROWN, B&B, STAKED SPECIMEN QUALITY	35X35 FEET
ORNAMENTAL TREES					
6	SSC	SPRING SNOW CRABAPPLE Malus sp. 'Spring Snow'	1 1/2" CAL SINGLE TRUNK	STRAIGHT TRUNK, B&B SPECIMEN QUALITY, STAKED	20x15 FEET
EVERGREEN TREES					
3	POP	PONDEROSA PINE Pinus ponderosa	6'-10' HT. SEE PLAN	FULL FORM, B&B SPECIMEN QUALITY, GUYED	60X30 FEET
DECIDUOUS SHRUBS					
10	BBR	BLUE CHIP JUNIPER Juniperus horizontalis 'Blue Chip'	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	2X3 FEET
24	BMS	BLUE MIST SPIREA Caryopteris x clandonen 'Blue Mist'	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	4x3 FEET
18	GFP	GOLDFINGER POTENTILLA Potentilla fruticosa 'Goldfinger'	5 GAL. 18"-24" HT.	SPACING 36" O.C. 5 CANES MIN.	3X4 FEET
5	ORB	ORANGE ROCKET BARBERRY Berberis thunbergii 'Orange Rocket'	5 GAL. 18"-24" HT.	SEE PLAN FOR SPACING 5 CANES MIN.	5X2.5 FEET
10	PHL	POCAHONTAS LILAC Syringa x hyacinthiflora 'Pocahontas'	5 GAL. 18"-24" HT.	SPACING 10' O.C. 5 CANES MIN.	12X12 FEET
8	SGB	SPANISH GOLD BROOM Cytisus purgans	5 GAL. 18"-24" HT.	SPACING 72' O.C. 5 CANES MIN.	4X6 FEET
4	TES	TIGER EYES SUMAC Rhus typhina 'Bailtiger'	5 GAL. 18"-24" HT.	SPACING 60" O.C. 5 CANES MIN.	6X6 FEET
EVERGREEN SHRUBS					
23	BCI	BLUE CHIP JUNIPER Juniperus horizontalis 'Blue Chip'	5 GAL. 18"-24" SPREAD	SPACING 72" O.C. 5 CANES MIN.	9"x7 FEET
4	GOJ	GREY OWL JUNIPER Juniperus virginiana 'Grey Owl'	5 GAL. 18"-24" SPREAD	SPACING 60" O.C. 5 CANES MIN.	3X6 FEET
1	SMP	SLOWMOUND MUGO PINE Pinus mugo 'Slowmound'	5 GAL. 18"-24" SPREAD	SPACING 48" O.C. 5 CANES MIN.	3X5 FEET
ORNAMENTAL GRASSES					
35	KFG	KARL FOERSTER FEATHER REED Calamagrostis acuti. 'Karl Foerster'	5 GAL. ESTABLISHED	SPACING 24" O.C.	4X2 FEET
PERENNIALS					
10	MSY	MOONSHINE YARROW Achillea x 'Moonshine'	1 GAL. ESTABLISHED	SEE PLAN FOR SPACING	24X24 INCHES
25	RUS	DENIM N LACE RUSSIAN SAGE Perovskia atriplicifolia 'Denim 'n Lace'	1 GAL. ESTABLISHED	SPACING 36" O.C.	36X36 INCHES
10	SSH	SONORAN SUNSET HYSSOP Agastache cana 'Sinning'	1 GAL. ESTABLISHED	SEE PLAN FOR SPACING	18X18 INCHES
GROUND COVER					
SEED		LOW GRO NATIVE SEED MIX			1,995 SQ. FT.
SOD		RTF WATER SAVER SOD			4,276 SQ. FT.

SITE DEVELOPMENT PLANS

SLIM CHICKEN'S - FALCON

FALCON, EL PASO COUNTY, COLORADO

JOB NO. 21.1030

DESCRIPTION

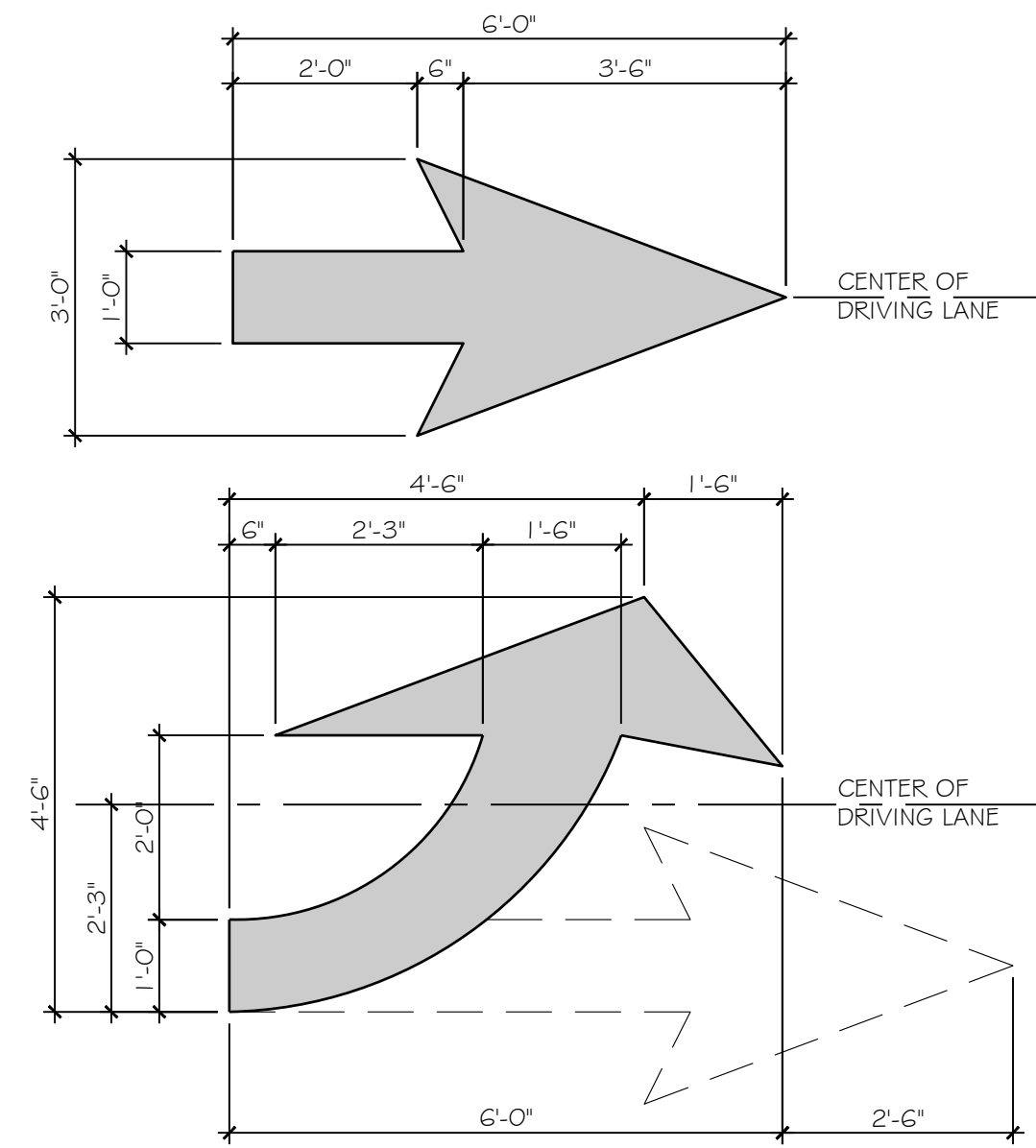
1ST SDP SUBMITTAL
2ND SDP SUBMITTAL

DATE

2021.04.15
2021.08.26

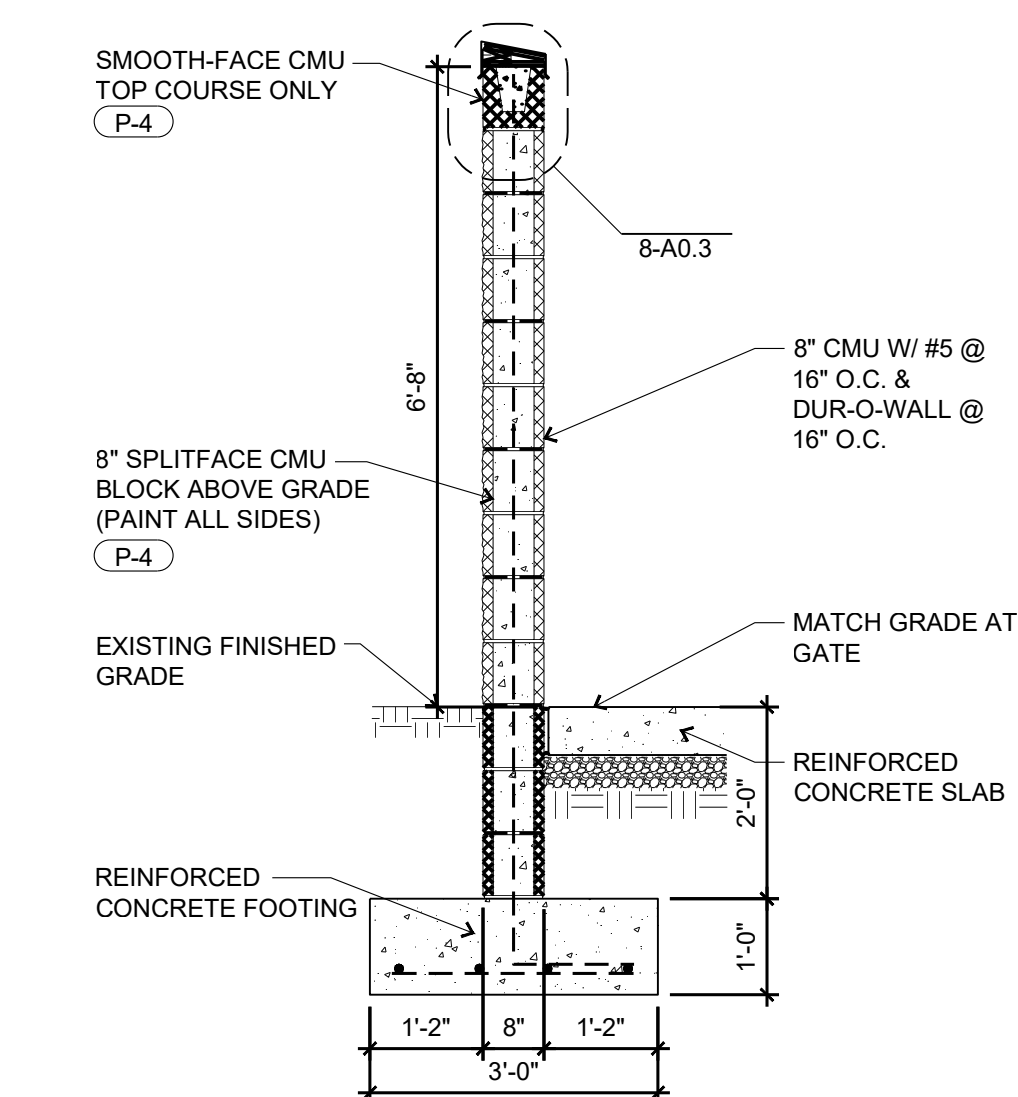
L3.90

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FALCON MARKETPLACE LOT 9**
A PARCEL OF LAND LOCATED IN THE SE QUARTER OF SECTION 1, TOWNSHIP 13
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

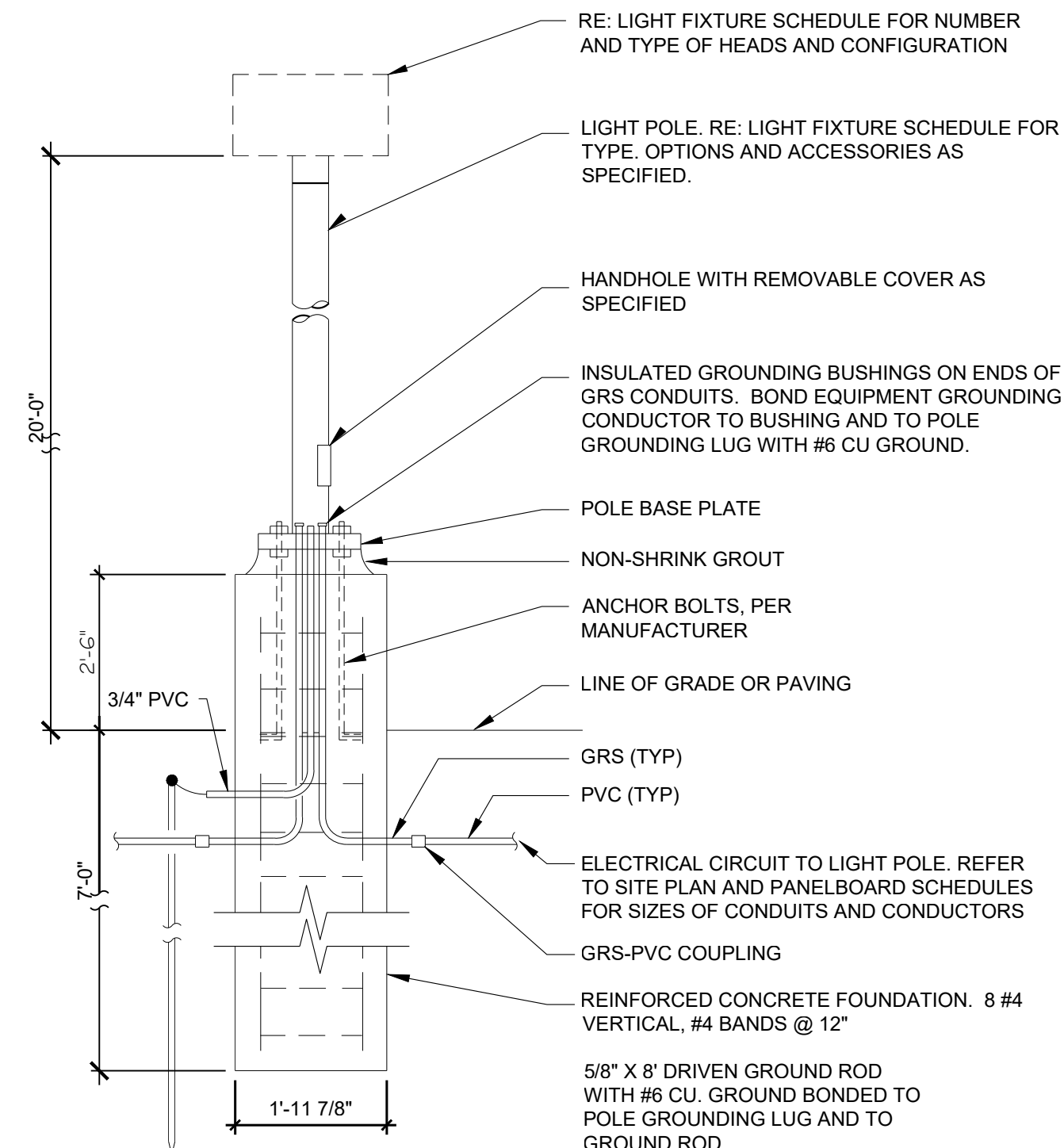


NOTE: PAINT ARROWS WITH (2) COATS OF WHITE TRAFFIC PAINT AT PARKING AREAS AND PAINT WITH (2) COATS OF WHITE BEADED REFLECTIVE PAINT AT CURB CUTS, DRY BETWEEN COATS.

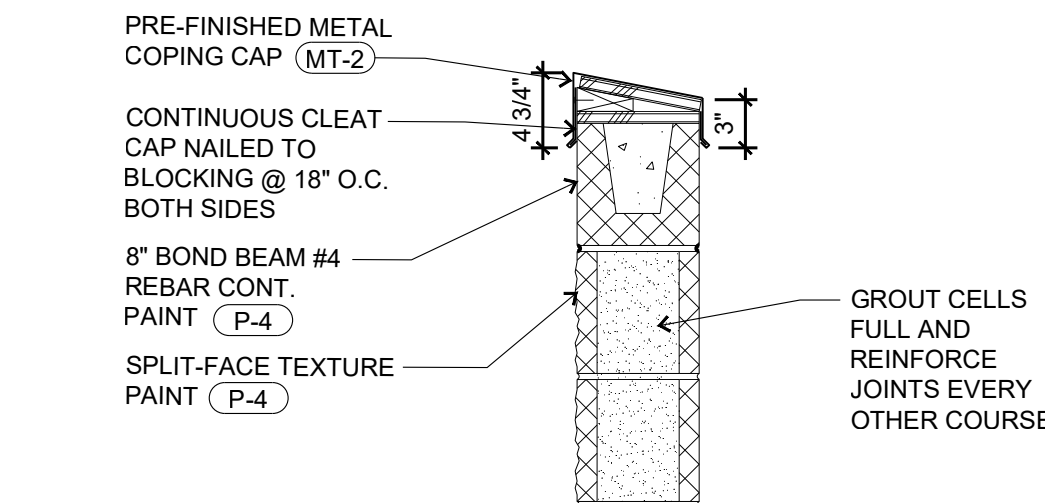
10 PAINTED DIRECTIONAL ARROW
SCALE: 1/2" = 1'-0"



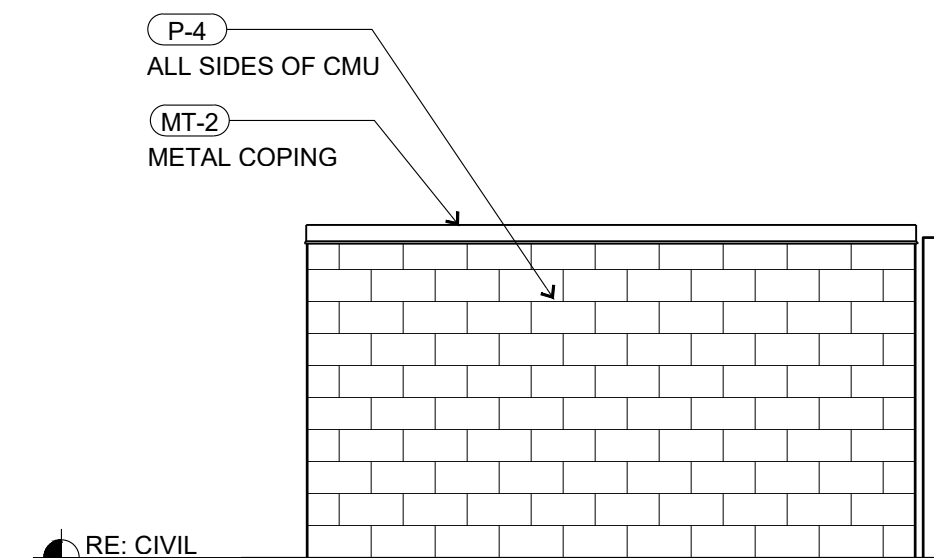
6 TRASH ENCLOSURE WALL / FOUNDATION
SCALE: 1/2" = 1'-0"



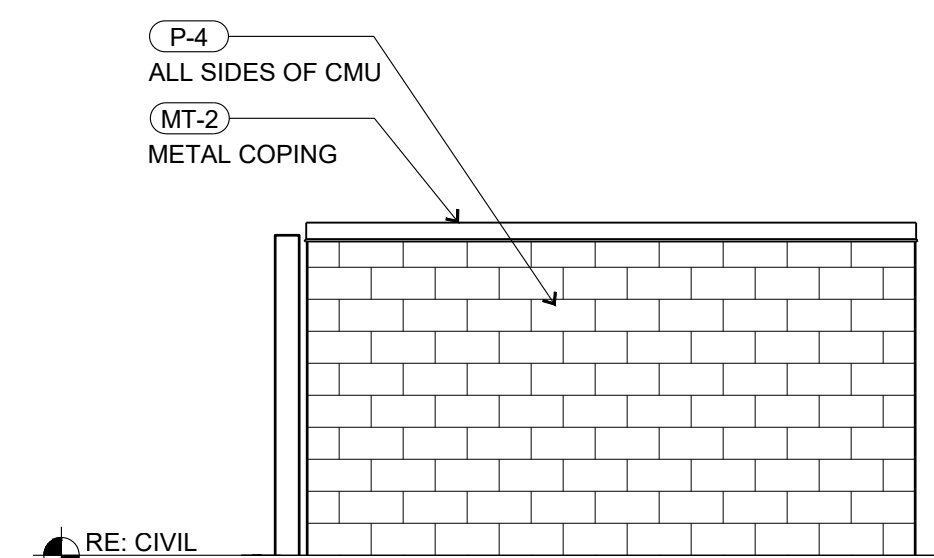
9 SITE LIGHT POLE
SCALE: 1/2" = 1'-0"



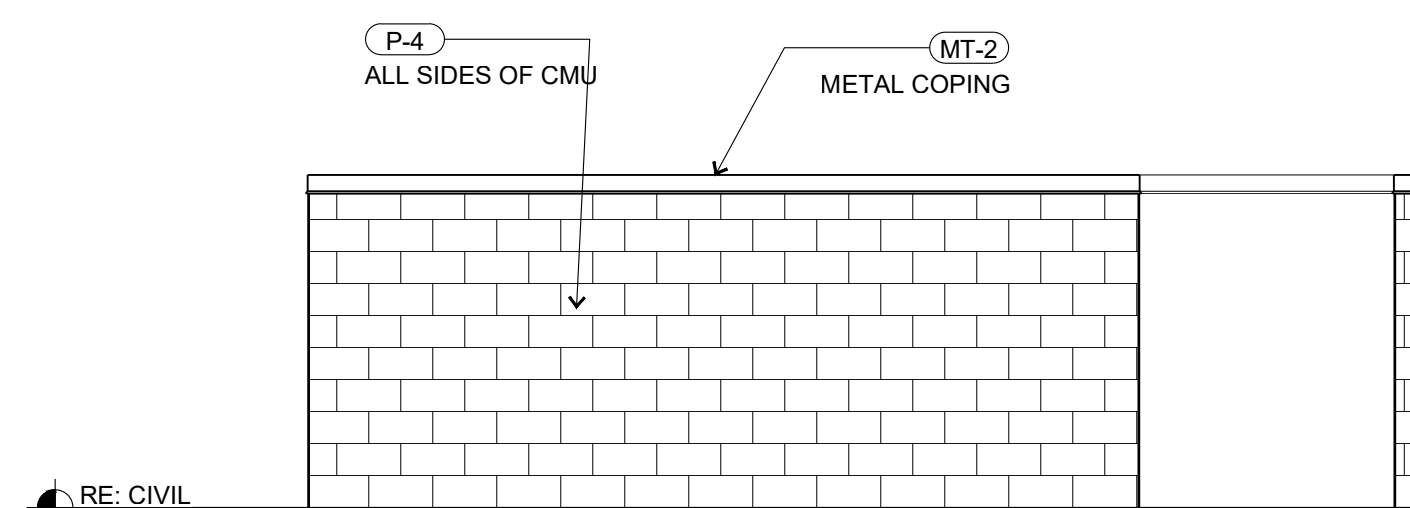
11 TRASH ENCLOSURE COPING
SCALE: 1" = 1'-0"



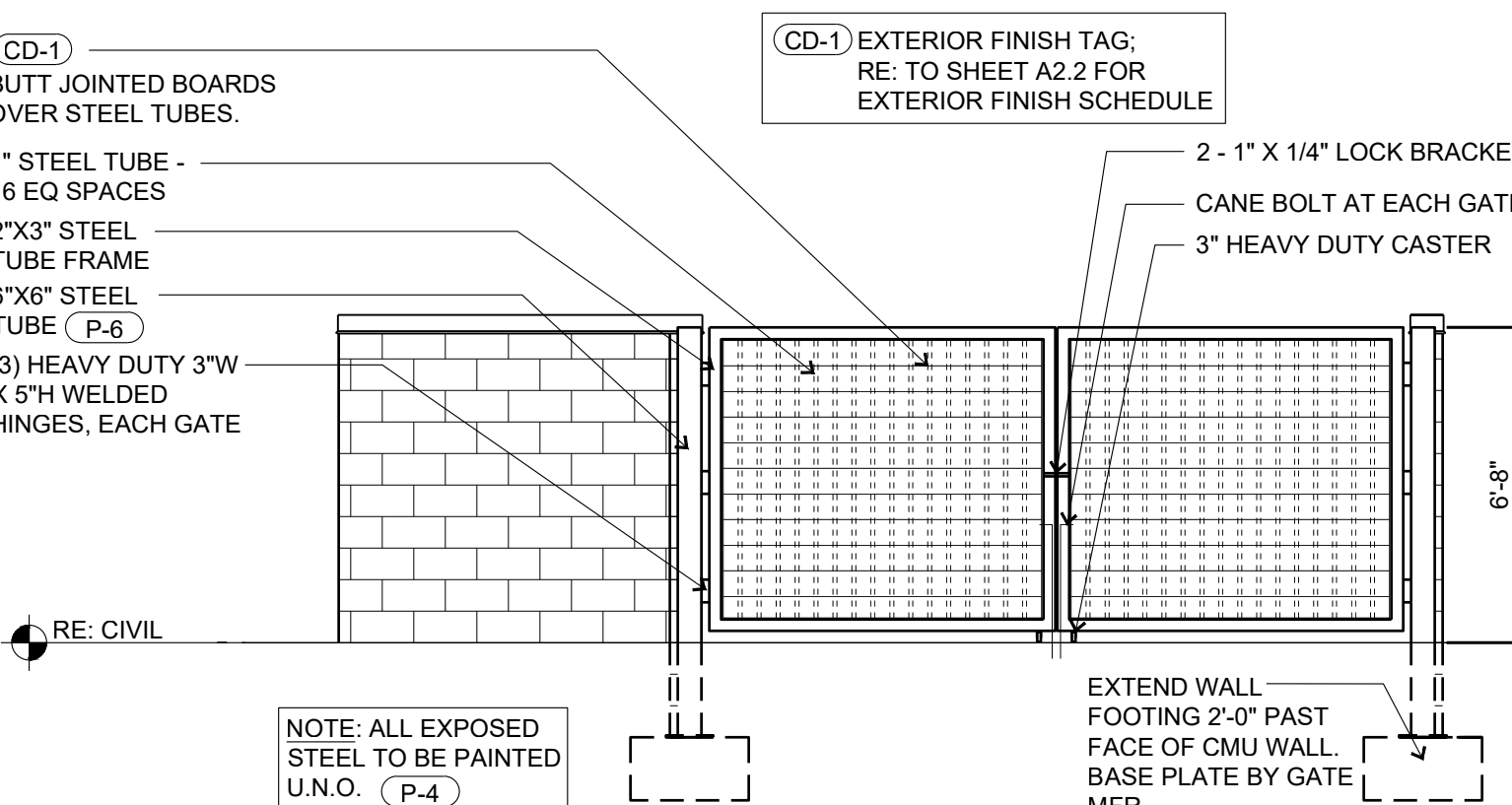
5 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



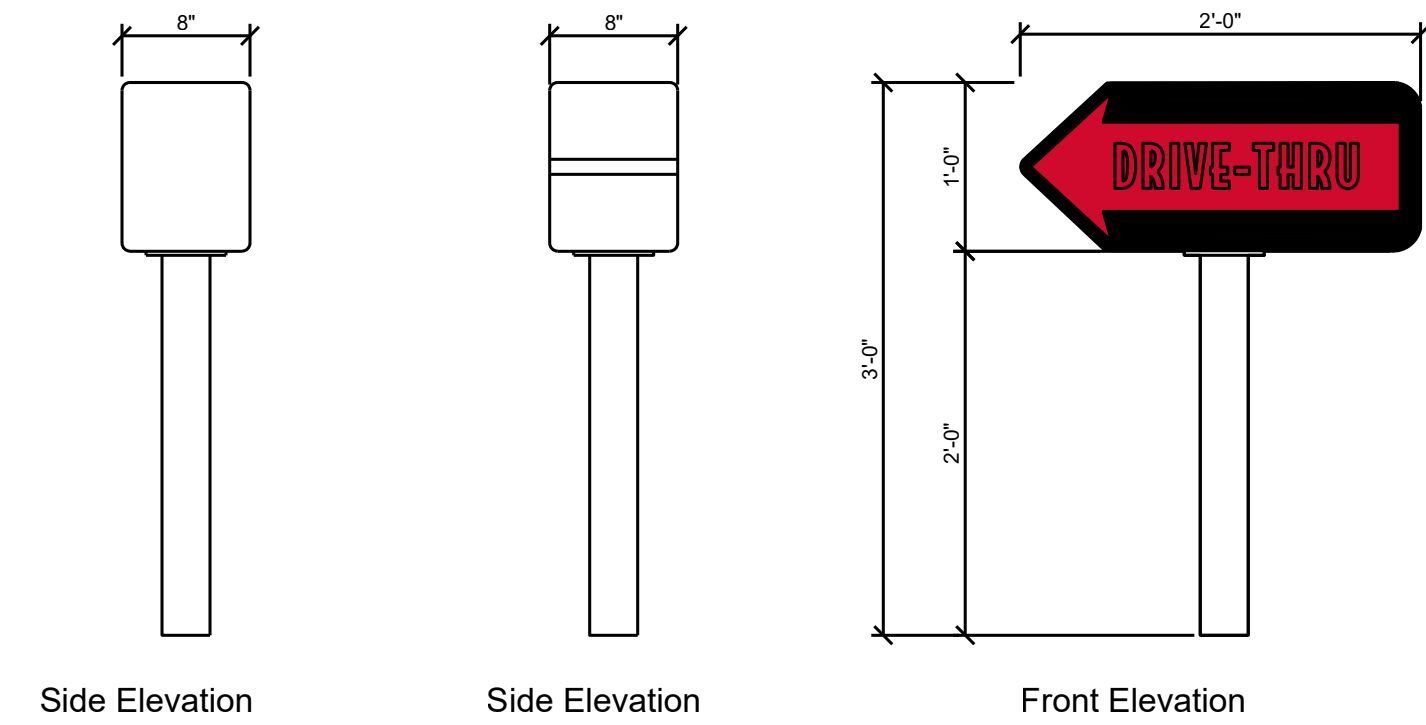
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



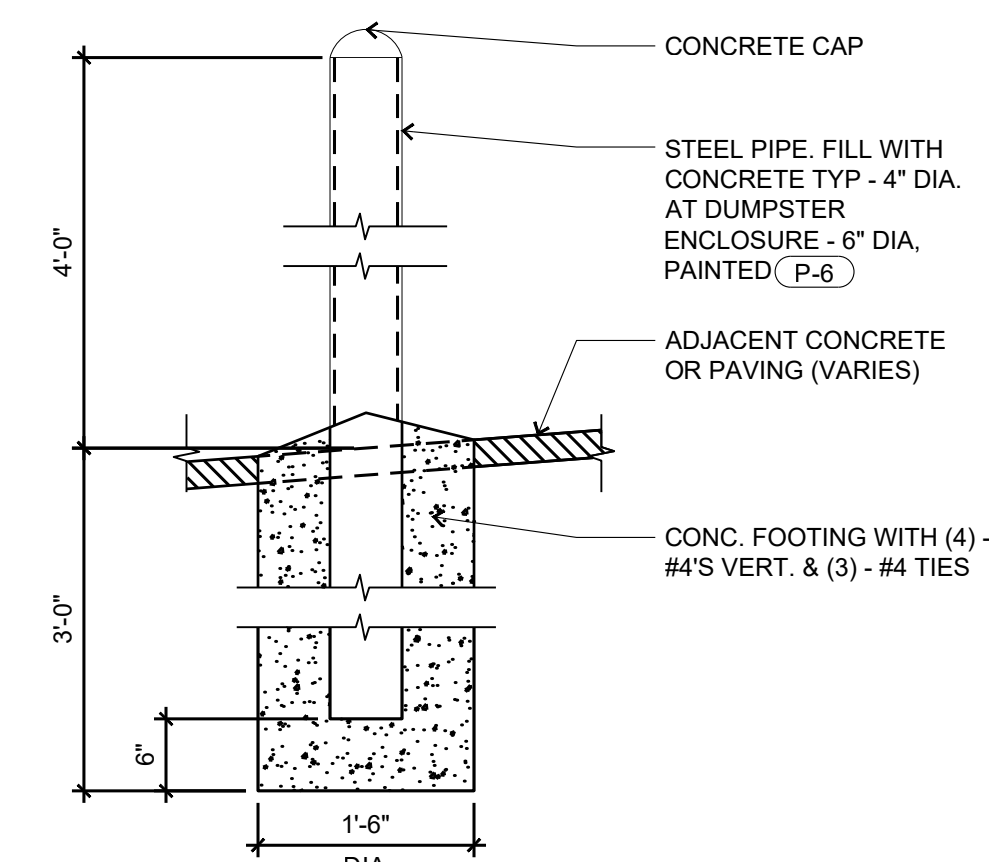
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



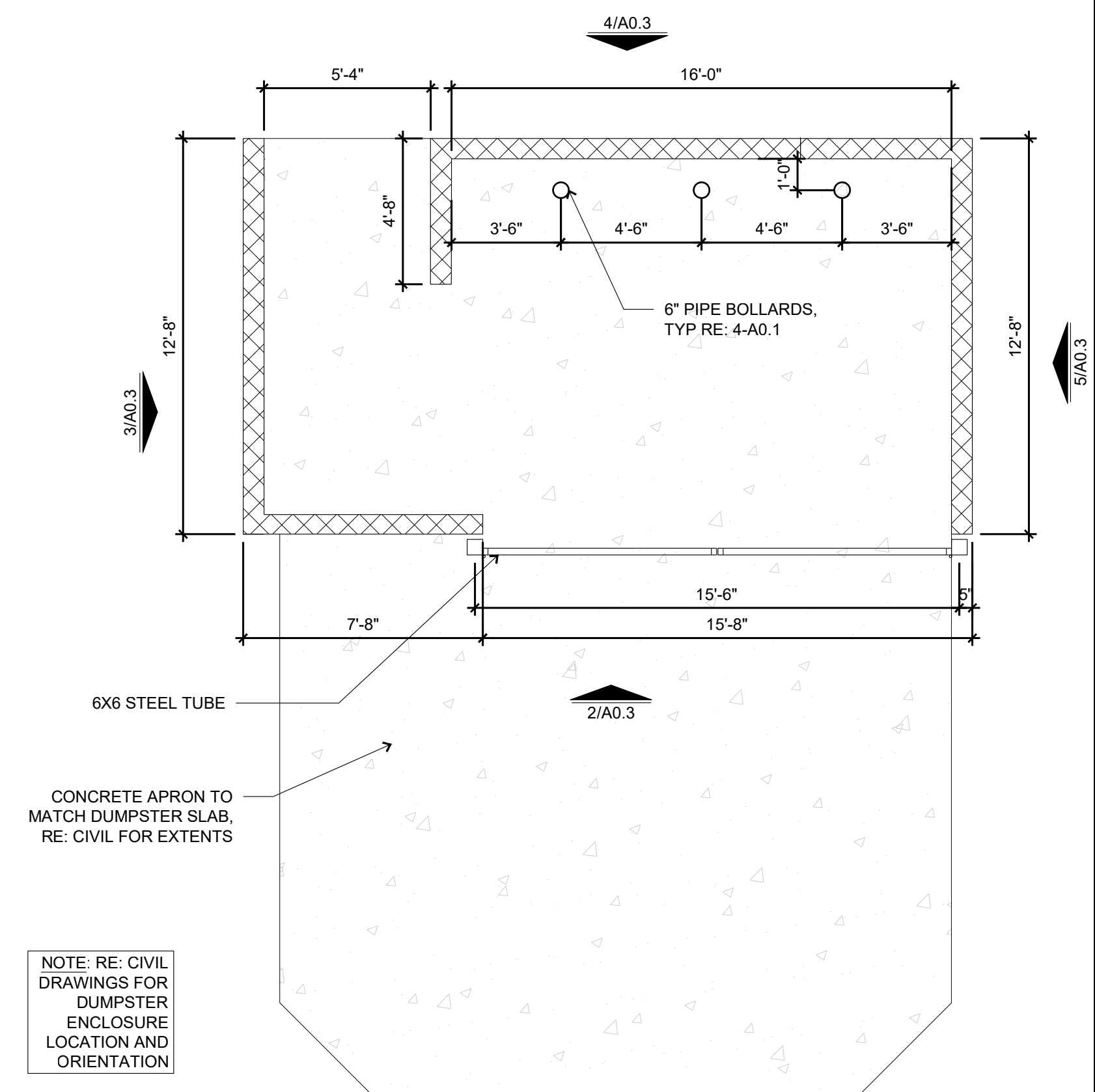
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



12 SITE DIRECTIONAL SIGN/ INTERNALLY LIT SIGNAGE
SCALE: 1" = 1'-0"



7 TYPICAL BOLLARD
SCALE: 3/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLANS
SLIM CHICKEN'S - FALCON

FALCON, EL PASO COUNTY, COLORADO
JOB NO. 21.030

DATE 2021.04.15
2021.08.26
DESCRIPTION 1ST SDP SUBMITTAL
2ND SDP SUBMITTAL

SHEET A0.3

REALIZE YOUR VISION
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